

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

---

SUMMARY MINUTES OF A REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR OCTOBER 21, 2009, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

---

The meeting was called to order at 4:05 P.M. by Chair Bob Cowan.

**ATTENDANCE**

Members Present: Bob Cowan, Charles Ereksen, John Almash and Len Pacheco

Members Absent: Phil Micciche

Staff Present: Sandy Baily, Acting Assistant Director of Community Development  
Suzanne Davis, Associate Planner  
Jennifer Savage, Assistant Planner

**VERBAL COMMUNICATIONS:**

None

**ITEM 1:      112 Wilder Avenue**

The Committee reconsidered plans to construct a single family residence and detached garage with reduced setbacks in the Almond Grove Historic District.

*Derek Van Alstine*, Architect, commented that the fenestration has been changed and extra design elements removed, the front entry and front façade simplified. The design has generally been changed to bring it into conformance with the neighborhood.

*Len Pacheco* made a motion to recommend approval of the plans subject to the following conditions:

- further study front porch columns and modify based on discussion; consider using slightly tapered columns or double columns
- consistency between the columns and architectural style
- the window set at the stairway should be larger (three lower windows)
- more windows could be added to the front façade (optional)
- applicant to return to Committee with plans showing revised porch columns prior to filing for a building permit

The motion was seconded by *John Almash* and passed unanimously (4-0).

ITEM 2:      **145 Wissahickon Avenue**

The Committee considered a request to remove this pre-1941 single family residence from the Historic Resources Inventory. Bob Cowan recused himself from this item due to a possible perceived conflict of interest.

*Derek Van Alstine*, Architect, commented that the original house was built in the 1920s. It has been significantly altered, has aluminum windows, and was built on a mud sill. Some of the rear is contemporary, some is not. The front porch was enclosed, plywood has been added to the roof in some places, the siding is eclectic, and there is not much left of the original house. He provided photos of the various elements he described along with a structural engineer's report that supports the demolition.

Following discussion, *Charles Erektion* made a motion to remove the property from the Historic Resources Inventory, making the following findings:

1.      The building is not associated with any events that have made a significant contribution to the Town.
2.      No significant persons are associated with the site.
3.      There are no distinctive characteristics of type, period or method of construction or representation of work of a master. Any historic architectural significance the structure may have had is gone due to the additions and modifications.
4.      Does not yield information important to the Town's history.

The motion was seconded by *John Almash* and passed unanimously (4-0).

ITEM 3:      **OTHER BUSINESS**

- a.      145 Wissahickon Avenue – The Committee did not need to discuss this item since the property was removed from the Historic Resources Inventory under item 2.

Bob Cowan returned to the meeting

- b.      16610 Ferris Avenue – The Committee considered a preliminary request to demolish a pre-1941 residence. *Glenn Cahoon*, designer, commented that the house was built in the 1920s. It is a small structure, has no foundation, addition at rear has a low ceiling, is in poor condition (warped floors, walls not straight, siding splitting and coming apart, floor separating from the threshold). He provided photo documentation and a letter from a structural engineer.

Committee comments:

- The style of the house has been compromised
- Have no problem with the demolition
- Return at next meeting for consideration of removal of the property from the historic resources inventory

c. Certified Local Government Report - *Sandy Baily* presented the draft report to the Committee for review. Any comments should be provided to Sandy in the next week. The final report will be forwarded to the State.

d. Standard Conditions – The Committee discussed the list of conditions and had the following comments:

*Len Pacheco* commented that vinyl windows and aluminum clad windows are sometimes allowed (condition 2).

*John Almash* said there are simulated divided light or true divided light windows (condition 2).

*Len Pacheco* noted that some structures have trim that is original and the word “existing” should be changed to “original” in condition 3.

e. Material Policy - *Sandy Baily* commented that there are sometimes exceptions to materials and that has been incorporated into a policy for future reference and guidance.

- Preference is to use natural products that match existing
- Materials should be obtainable and environmentally sound
- Materials should be authentic for historic districts
- For houses in an historic district that are not contributors, consideration will be given if the character is not affected
- Materials should look “authentic” (instead of “real”)
- Define synthetic materials (must be reviewed on a case by case basis)
- Applicant must demonstrate longevity of proposed project – provide testing results or other justification to support the request (ask Building Official for input on appropriate process and/or language)
- Synthetic siding – is it not recommended or not allowed?
- Last bullet: “Mimic” the natural material and note that it shall be appropriately installed

The policy will be revised based on discussion and suggested written changes, and will be returned to the Committee for review.

ITEM 4:      **APPROVAL OF MINUTES**

*Len Pacheco* moved to adopt the minutes of June 4, 2009. The motion was seconded by *John Almash* and approved unanimously.

*Len Pacheco* made a motion to approve the minutes of October 8, 2009 with a modification to the comments on 17 Fiesta Way to specify that there are two mosaic pieces to be saved, one in the front walkway and one at the front entry. The motion was seconded by *John Almash* and approved unanimously.

*Len Pacheco* made a motion to approve the September 16, 2009 minutes as submitted. The motion was seconded by *John Almash* and approved unanimously.

ITEM 5:      **ADJOURNMENT**

The meeting was adjourned at 5:25 P.M. to the next regular meeting on November 18, 2009.

Prepared by:

Approved by:

*Suzanne Davis*  
Suzanne Davis, Associate Planner

*Bob Cowan*  
Bob Cowan, Chair